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HOUSING ELEMENT

CITY OF HAWTHORNE

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PLANNING DEPARTMENT

City of Hawthorne

July 1984

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PURPOSE

The City of Hawthorne's Housing Element has a twofold purpose. First, it is the principal source of information concerning the condition of housing and households in the City. Second, it serves as the major policy document designed to address the housing needs of Hawthorne's residents. The Housing Element discusses recent population and housing trends; assesses current and forecasted housing needs and the constraints to meeting those needs; sets forth a statement of goals and policies to guide public action; and provides a program and action plan to achieve those goals. It is to be used by the City Council, the Planning Department, the Planning Commission, other concerned governmental agencies, residents, property owners and businessmen of the community, and private organizations concerned with planning and civic betterment. Since the Housing Element provides the framework within which housing decisions are made, it must be both broad in scope and yet flexible enough to account for and adjust to changes in housing market conditions.

AUTHORITY

The last Housing Element was adopted by the City Council in July 1981. This amendment has been prepared pursuant to Article 10.6 of the Government Code of the State of California. The revision incorporated a review of the appropriateness of the previous goals, objectives and policies; the effectiveness of the housing element in attaining the goals and objectives; and the progress of the City in implementing the element.

The goals and policies of the 1981 Element are still applicable. However, release of the 1980 Census figures and recent data from the Southern California Association of Governments (SCAG) warranted revision of the needs assessment, quantified objectives and the housing program.

POPULATION CHARACTERISTICS

Population

The total population of the City of Hawthorne in 1980 was 56,447. This is a 5.9% increase over the 1970 population of 53,304. The small increase in total population between 1970 and 1980 reflects the fully developed, mature nature of the community and the shortage of vacant land available for new residential construction. The State of California Department of Finances' estimate of Hawthorne's population for January, 1984 is 57,861.

Age of Population

The distribution of the City's population by age has changed since 1970, mirroring national trends of increased longevity and declining birth rates. The median age of the population in 1970 was 28. In 1980, the median age of the population had increased to 30. The percentage of the population less than 18 years of age has decreased over this period. In 1970, roughly 31.5% of the population was less than 18 years of age. In 1980, the figure was 24.9%. In contrast, the percentage of the population greater than 64 years of age has increased over the period; from 6.3% of the population in 1970 to 8.0% of the population in 1980. These statistics are evidence that middle age and elderly persons are becoming an increasingly larger proportion of the population.

TABLE 1
AGE OF POPULATION
1970 - 1980

AGE CATEGORY	1970 POPULATION	1980 POPULATION
UNDER 5	8.7%	6.7%
5 - 9	9.0%	6.3%
10 - 14	8.7%	7.2%
15 - 19	8.1%	8.0%
20 - 24	9.4%	11.4%
25 - 34	16.5%	19.8%
35 - 44	12.2%	12.0%
45 - 54	13.0%	10.4%
55 - 64	8.2%	7.6%
65 - 74	3.8%	4.7%
75 +	2.5%	3.3%
TOTAL POPULATION	53,304	56,447
MEDIAN AGE	28	30

SOURCE: 1970 & 1980 CENSUS

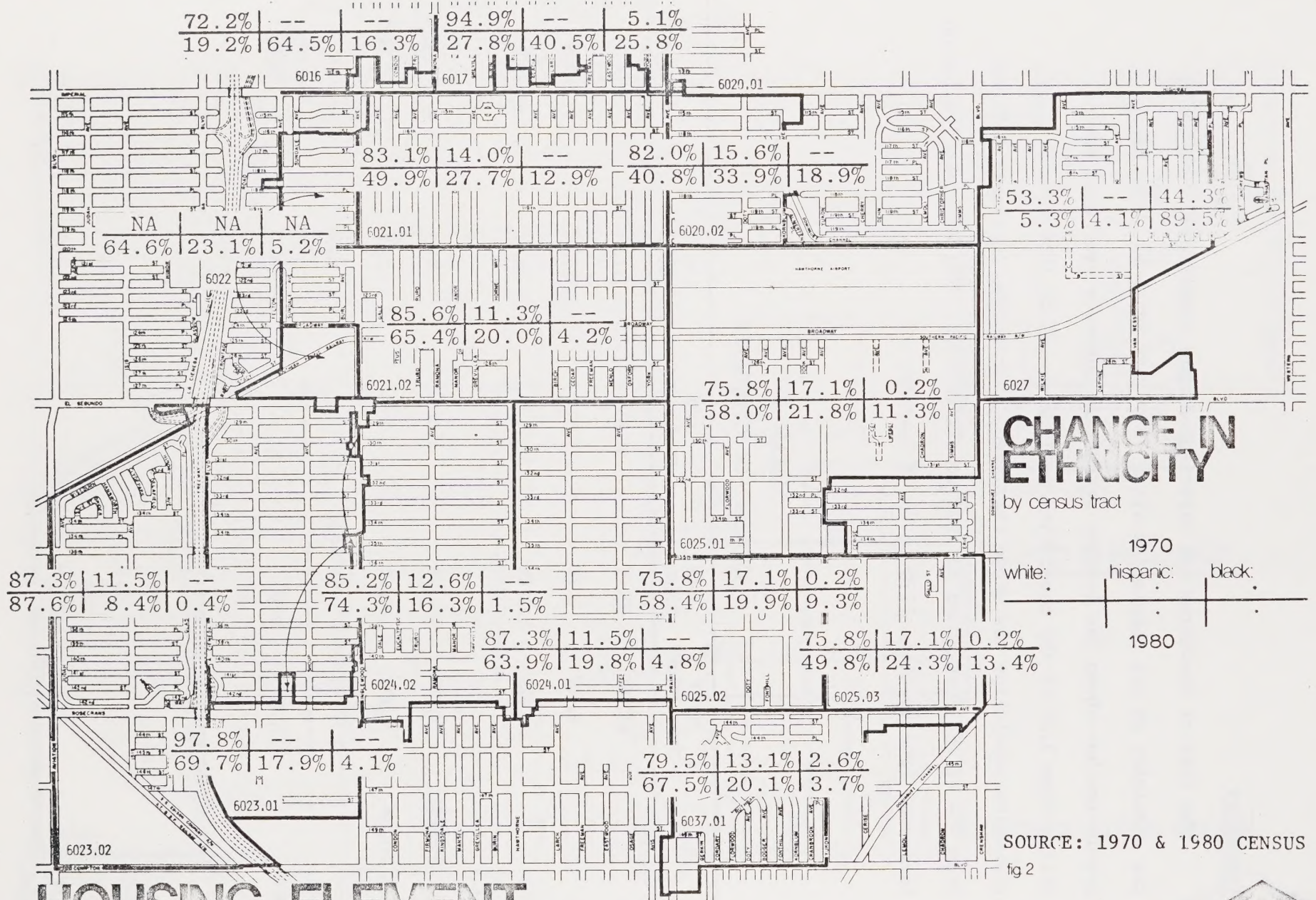
Ethnicity

The City of Hawthorne has experienced some significant changes in the ethnicity of its population since 1970 (See Table 2). The black population has shown the largest percentage increase over this period: rising from 3.2% of the population in 1970 to 13% in 1980. Strikingly, the white population has shown the largest percentage decrease; falling from 80% of the population in 1970 to 57% in 1980. The Hispanic population increased from 12.8% in 1970 to 20.6% in 1980.

TABLE 2
CHANGE IN ETHNICITY

	1970 POPULATION	% OF TOTAL	1980 POPULATION	% OF TOTAL	% CHANGE
WHITE	42,861	80.4%	32,450	57.5%	- 24.3%
BLACK	1,727	3.2%	7,314	13.0%	+ 323.5%
HISPANIC	6,825	12.8%	11,636	20.6%	+ 70.5%
ASIAN & PACIFIC ISLANDER	1,172	2.2%	4,076	7.2%	+ 247.8%
AMERICAN INDIAN	270	0.5%	239	0.4%	- 11.56%
OTHER	499	0.9%	732	1.3%	
TOTAL	53,304	100%	56,447	100%	5.9%

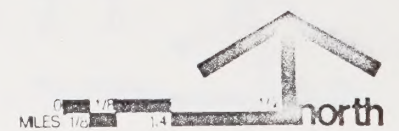
SOURCE: 1970 & 1980 FEDERAL CENSUS



**HOUSING ELEMENT
CITY OF HAWTHORNE**

SOURCE: 1970 & 1980 CENSUS

fig 2



Employment

Comparison of 1970 and 1980 Census data shows the number of employed residents has risen from 44.8% of the 1970 labor force to 52% of the 1980 labor force. The chart below depicts the employment shifts by industry group. Significant employment increases occurred in the transportation, finance, personal and health sectors.

<u>INDUSTRY</u>	<u>1970</u>	<u>1980</u>	<u>% Change</u>
Construction	996	1,062	+6.6
Manufacturing	9,942	11,083	+11.5
Transportation	1,329	2,130	+60.3
Communication	747	627	-16.3
Wholesale	814	1,003	+23.2
Retail	3,328	4,346	+30.6
Finance	1,073	1,558	+45.2
Bus/Repair	1,229	1,637	+33.2
Personal	591	1,062	+79.7
Health	766	1,540	+101
Education	972	1,282	+31.9
Other Professional	784	757	-3.4
Public Admin.	822	1,038	+26
Other	501	---	
Agr.	-	250	

Currently there are 31,800 persons employed in Hawthorne. The City projects the employment base will increase 24% by the year 2000.

HOUSEHOLD CHARACTERISTICS

Household Population

The total household population in the City increased from 52,877 in 1970 to 55,750 in 1980; a 5.4% increase. The group quarters population increased by 63% between 1970 and 1980; from 427 persons to 697. (See Table 3). This large increase in group quarters population can be attributed to the additional convalescent homes and special health care facilities which located in the City during this period.

TABLE 3 .
CHANGE IN POPULATION

	1970 CENSUS	1980 CENSUS	PERCENT CHANGE
TOTAL POPULATION	53,304	56,447	+ 5.9%
GROUP QUARTERS POPULATION	427	697	+ 63%
HOUSEHOLD POPULATION	52,877	55,750	+ 5.4%
TOTAL YEAR ROUND HOUSING STOCK	19,691	23,903	+ 21.4%
VACANT UNITS	673	882	
VACANT FOR SALE	43	53	
VACANT FOR RENT	468	520	
TOTAL HOUSEHOLDS	19,018	23,021	+ 21.0%
AVERAGE PERSONS PER HOUSEHOLD	2.78	2.42	- 12.9%

SOURCE: 1970 & 1980 CENSUS

Household Size

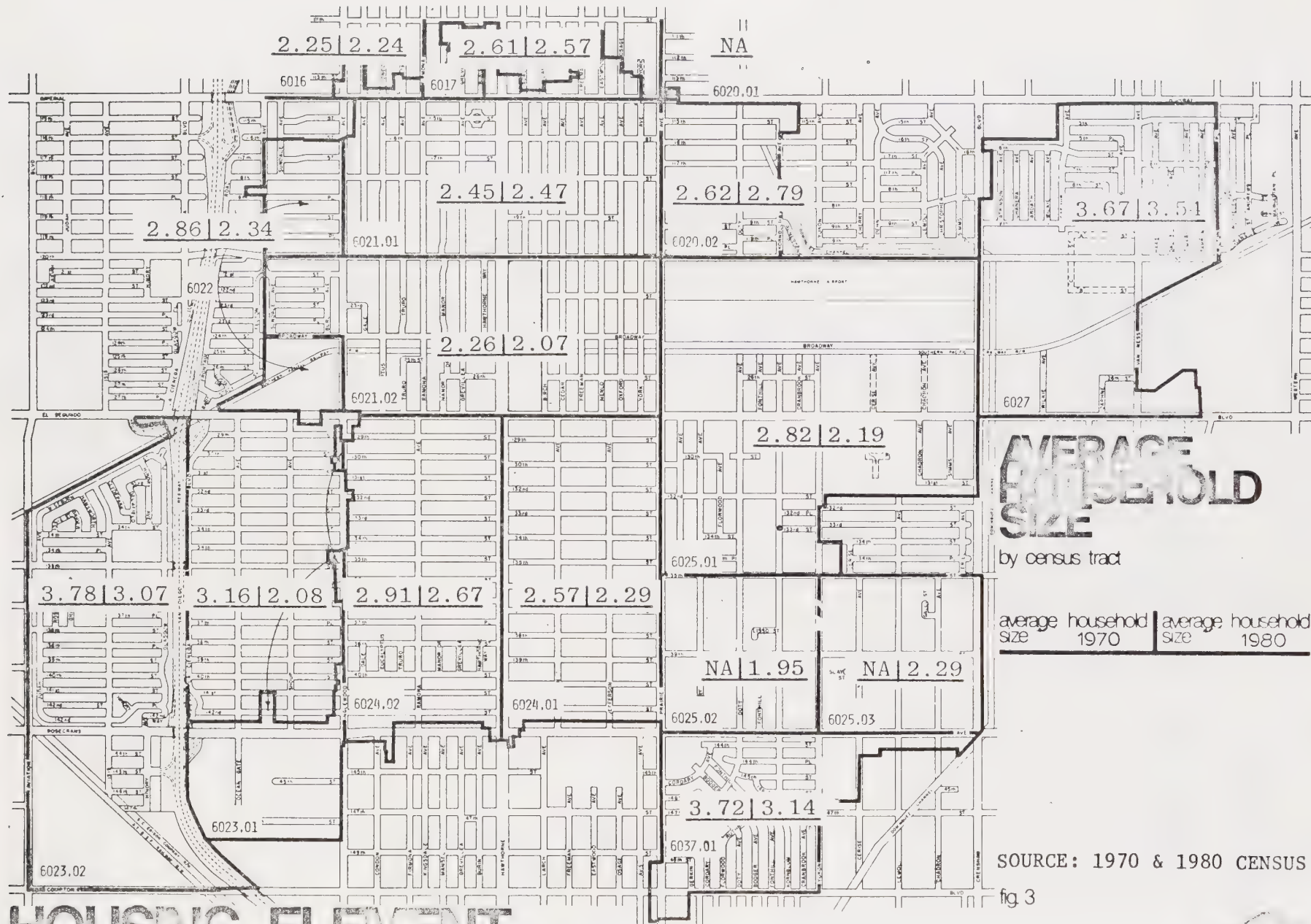
Average household size is a ratio between total household population and total occupied housing units. In 1970 this figure was 2.78 persons per household. In 1980 the figure was 2.42 persons per household. This decrease can be attributed to a number of factors such as: a population with more persons 65 years of age or older is more likely to have single person households; young people are leaving home at an earlier age; young people are remaining single longer; and young marrieds are having fewer children. It is interesting to note that one-third of all households contained only one person.

Income Characteristics

The median family income of the City of Hawthorne in 1980 was \$20,957. This is slightly lower than the Los Angeles County median family income of \$21,135. In 1970, the median family income for Hawthorne was \$11,285 compared to the Los Angeles County median of \$10,972. Median household income for the City in 1980 was \$17,822 compared to the County median of \$17,563. Family income is generally higher than household income because elderly single persons households, many of which have incomes lower than the median, are not included. Families with female head of household below the poverty level represented 3.4% of all families.

There were 13,804 families in 1980, of which 7.3% had incomes below the poverty level, 3.1% had incomes between 100 and 124% of the poverty level and 89.6% had incomes 125% of the poverty level and above.

A breakdown of poverty status by race reveals 15.4% of the Spanish population; 13.4% of the Asian population; 9.2% of the Black population; and 7.5% of the White population is below the poverty level.



AVERAGE HOUSEHOLD SIZE
by census tract

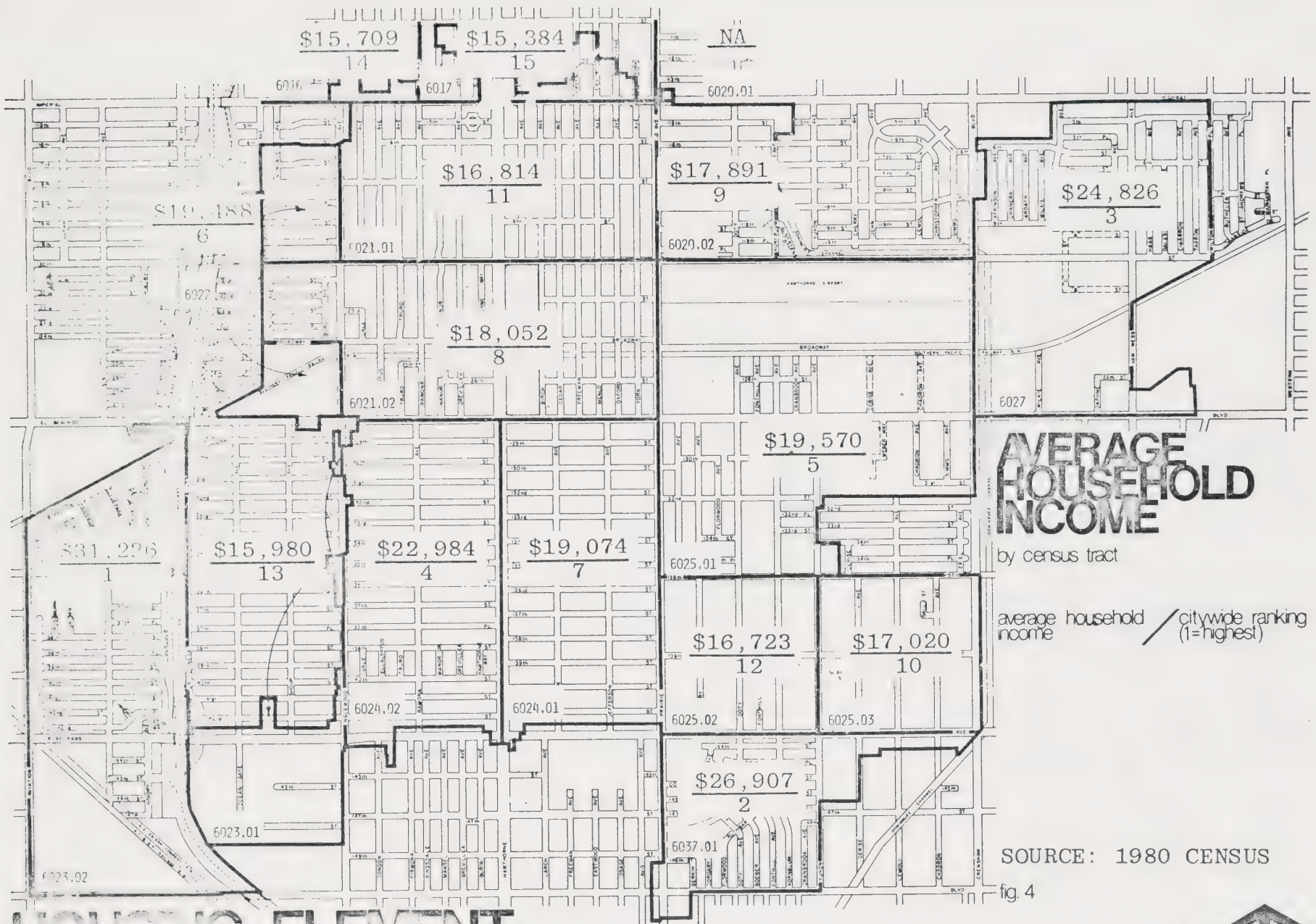
average household size	1970	average household size	1980

SOURCE: 1970 & 1980 CENSUS

fig 3

HOUSING ELEMENT CITY OF HAWTHORNE





HOUSING ELEMENT
CITY OF HAWTHORNE



HOUSING CHARACTERISTICS

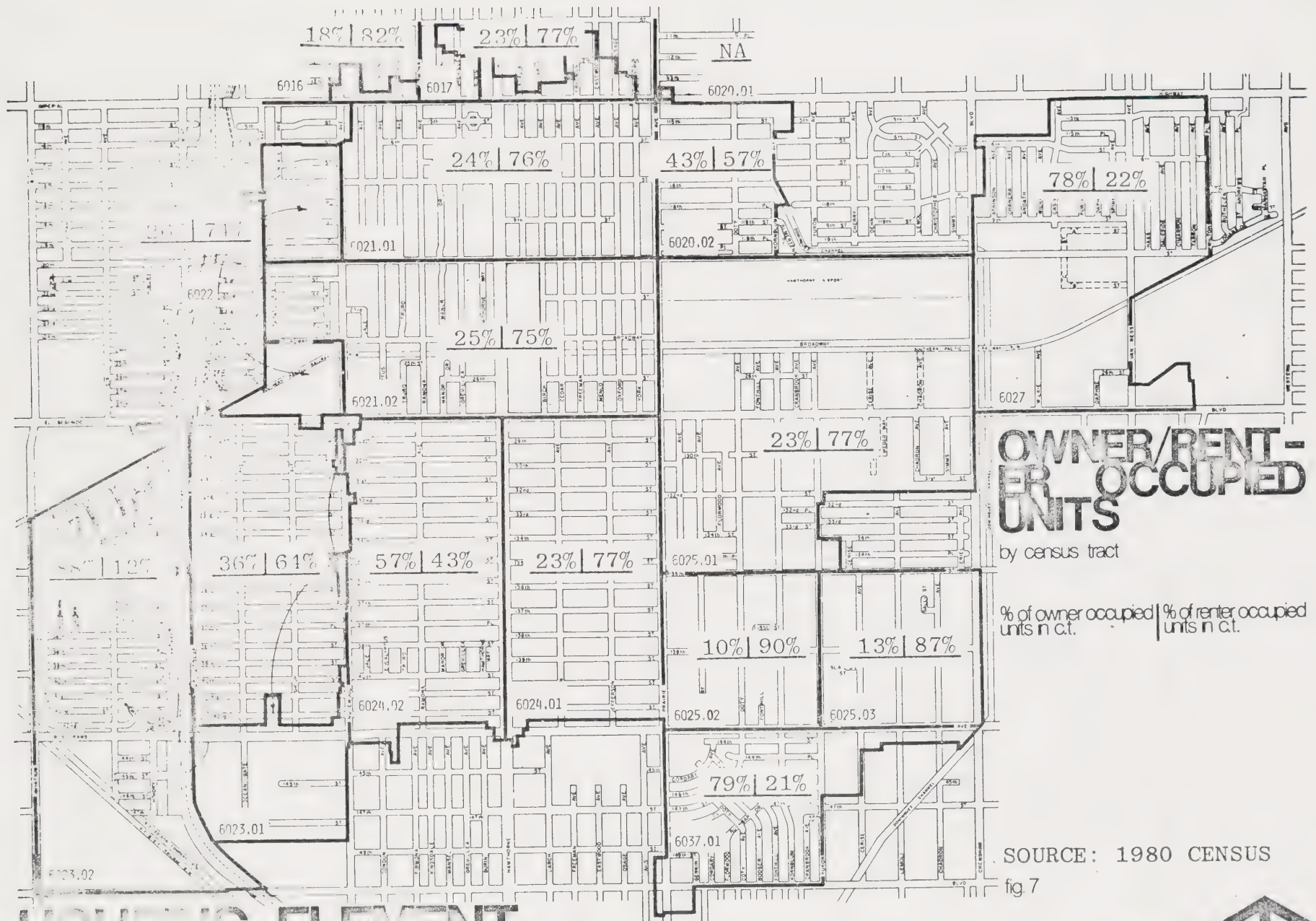
Total Housing Stock

The City of Hawthorne's housing stock has increased 21.4% between 1970 and 1980; from 19,691 year-round units to 23,903 units. Table 5 shows the number of housing units by housing type. Approximately 33% of the housing stock is owner occupied. Vacant units comprised 3.7% of the housing stock. In 1970, the vacancy rate was 3.4%.

TABLE 5
HOUSING CHARACTERISTICS

<u>HOUSING TYPE</u>	<u>NUMBER OF UNITS</u>	<u>% OF TOTAL UNITS</u>	<u>PERSONS PER HOUSEHOLD</u>
SINGLE UNITS	8,847	37.0%	2.94
SINGLE ATTACHED	786	3.3%	3.00
DUPLEX	616	2.6%	2.49
TRIPLEX FOURPLEX	2,214	9.3%	2.44
5 OR MORE UNITS	11,112	46.5%	1.79
MOBILEHOMES	328	1.4%	1.22
TOTAL	23,903	100.0%	2.42

SOURCE: 1980 CENSUS



Rent and Owner Costs

The median gross rent for a dwelling unit in Hawthorne in 1980 was \$282 per month. The median owner cost with mortgage was \$360 per month. SCAG'S Regional Housing Allocation Model (RHAM) identified 4,871 lower income households paying over 30% of their income for housing, of which 92% were renters. The City's Housing Assistance Plan (HAP) further stratified the rental subsidy needs of lower income households: 20.6% are elderly households, 71.1% are small family households and 8.3% are large family households.

OVERCROWDING

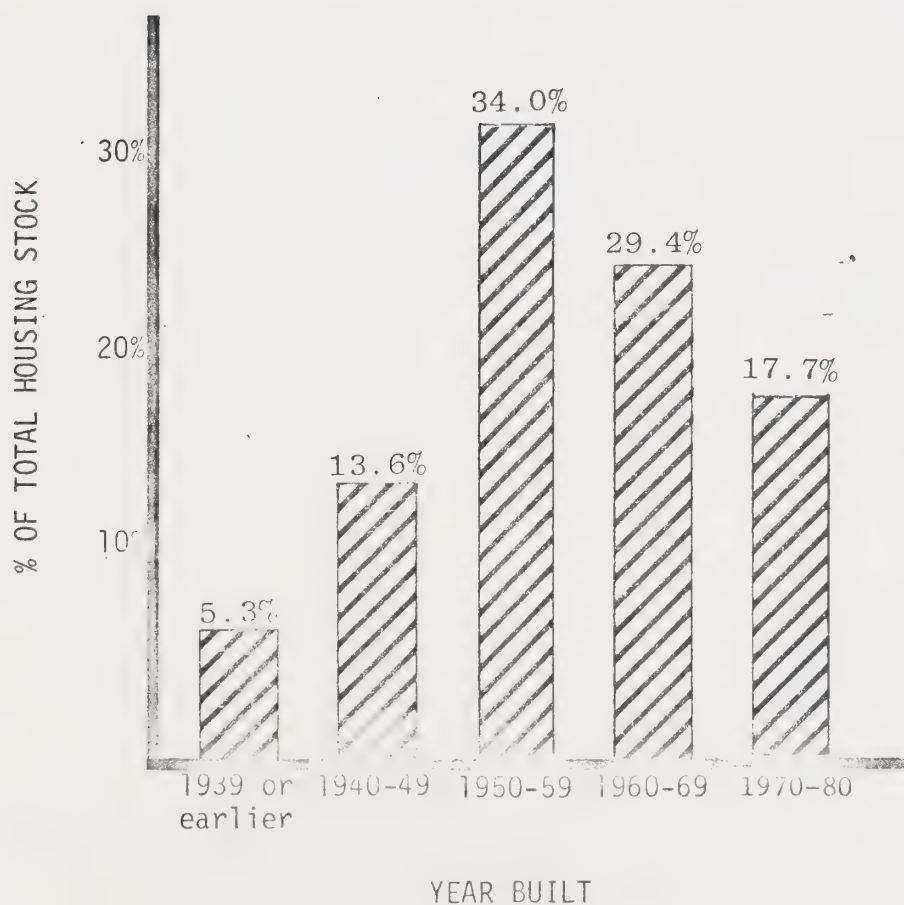
In 1980, 1067 (4.6%) of the City's 23,021 occupied dwelling units had more than 1.51 persons per room and were categorized as overcrowded. Of these overcrowded units, roughly 80 percent were renter occupied.

Condition of Structures

The City's current Housing Assistance Plan identifies 3,454 sub-standard units, or 14.6% of the available housing stock that are suitable for rehabilitation. Approximately 19% of the housing stock is 30 years of age or older and 5.3% is 40 years of age or older.

AGE OF STRUCTURES

1980



SOURCE: 1980 CENSUS

A. NEEDS

Needs establish the foundation for defining goals, formulating policies and implementing programs. Housing needs are usually discussed in the context of four factors: QUANTITY; COST DISTRIBUTION; QUALITY AND OPPORTUNITY.

1. QUANTITY

The City of Hawthorne housing stock includes a variety of housing types: single family dwellings, duplexes, apartments, condominiums and mobile-homes. A balanced residential stock is achieved when the quantity of all such units is sufficient to meet the demand of households having varying preferences, incomes, family size and lifestyles.

The gross number of housing units which will be needed by 1989 is a function of population growth and household size. The SCAG revised Regional Housing Allocation Model (RHAM) forecasts a total of 24,186 households by the year 1989.

To replace units in need of demolition, alleviate overcrowded conditions (1.51 or more persons per room by U.S. Census definition of overcrowding) and keep pace with population change for existing and new households, the City's housing supply should increase by at least 1,429 units by 1989. This future housing can be provided by a variety of means ranging from preservation of the existing housing stock to the construction of new housing in appropriate areas.

HOUSING FORECAST

	<u>1983</u>	<u>1989</u>
Total Housing Units	24,138	25,116
Vacancy Rate	3.63%	4.42%
Occupied Units	23,198	24,186
Household Population	56,340	58,530
Persons/Household	2.42	2.42

2. COST DISTRIBUTION

The gap between the cost of decent housing and what people can afford is growing. While some families can afford to pay more than 30% of their gross income for housing, (a standard measure of affordability), many cannot.

A majority of middle income families, especially first time buyers, are finding it difficult to obtain affordable housing at today's costs. Lower income families, however, have had the most difficulty, particularly the elderly and large family households.

The SCAG Regional Housing Allocation Model (RHAM) identified 4,871 lower income households paying over 30% of their income for housing. The following table shows the rental assistance needs of various household types:

Number of Households by Type

	Elderly	Small Family	Large Family
Very Low Income	621	1864	194
Other Lower Income	311	1226	130
Expected to Reside	11	208	56
To be displaced	37	85	13

A survey conducted by the Hawthorne Planning Department indicated that although efforts are directed towards making adequate housing affordable for all income groups, incomes have increased only slightly since 1970, whereas housing costs have more than tripled. The effect of this widening gap is a severe limitation on housing choices. Other impacts include continued overcrowding as households double-up to reduce costs, and a decline in neighborhood quality when households have less money to spend on maintenance.

The 1970 median value of single-family homes in the City was \$24,000. In 1980 the mean value of non-condo housing was \$89,129. New home costs range from \$95,000 to approximately \$200,000.

3. QUALITY

The majority of the housing stock in the City is sound. However, there are scattered instances where the lack of maintenance and overall structural quality show that not all of the housing stock is in good condition. Comparable data on value of real property and contract rents does not readily reflect the areas where housing quality is poor or in need of rehabilitation because the demand for residency in the Hawthorne area remains high. Vacancy rates in Hawthorne and surrounding the City reflect that trend.

a). Rehabilitate or Replace Substandard Housing

The City's Housing Assistance Plan (HAP) identified 1,124 owner occupied dwelling units suitable for rehabilitation and 27 in need of replacement. The HAP also identified 2,196 renter occupied units suitable for rehabilitation and 56 in need of replacement.

Rehabilitation should be encouraged whenever appropriate since it is generally less expensive (\$3,000 to \$11,000 per unit) than demolition and reconstruction.

b). Promote Neighborhood Quality

Neighborhood quality in the City of Hawthorne is dependent on factors such as safe surroundings, adequate public facilities and services. The City's neighborhoods with their proximity to schools, churches, parks, employment areas, transportation routes, etc. create a quality that is demanded by many families in choosing a place to live. To a great extent the future of the City of Hawthorne and surrounding jurisdictions is tied to the quality of their neighborhoods, and protection against the intrusion of adverse environmental conditions is essential.

4. OPPORTUNITY

Equal access and opportunity are essential in assuring that adequate and affordable housing can be secured by all economic groups.

a). Expand Opportunities for Lower Income and Minority Households to Secure Adequate Housing and Provide Housing for Special Needs Groups

The lower income groups residing and expected to reside in the City of Hawthorne have the same needs for quality shelter as higher income groups, but, because they earn less, are forced to pay a substantially greater proportion of their income for shelter. These individuals have a limited choice.

They tend to double-up and live in overcrowded conditions to attain better quality within affordable limits. Rapid increases in new and existing housing costs, as has happened in the past few years, have resulted in the inability of lower income households, to successfully compete for decent, affordable housing.

One of the City of Hawthorne's policies is to expand housing opportunities for lower income households but avoid concentration of such groups. However, the constraint to homogeneous dispersion throughout the City is chiefly economic. The areas having the largest percentages of low income households are characterized as having the lowest quality, values and rents which in effect constitute affordable opportunities for such groups. Programs available to the citizens that combat any or all of these factors are supported by the City and will be provided whenever possible.

The elderly, although usually in the lower income category, may or may not be in as great a need for assistance if they own their own home and have sufficient income to maintain their shelter. However, those elderly persons on fixed incomes who do not own a home, or bought one late in life, are in the greatest need. Opportunities to provide housing for elderly persons are of highest priority.

B. HOUSING CONSTRAINTS

There are a number of constraints which are imposed on the housing market that may inhibit the ability of the City of Hawthorne to meet its housing needs. Many of these constraints are not unique to Hawthorne and may require regional, statewide or federal assistance to alleviate.

1). Unavailable Vacant Land

The City's age and location within the urban region account for the scarcity of vacant land available for residential development. Only 10.3 acres of residentially zoned land are currently vacant. Existing zoning of these properties permits a potential for 408 dwelling units. Public services and infrastructure are already in place and are not a hindrance to development.

Private sector recycling is the dominant force behind the expansion of the City's housing stock. Developers acquire underutilized R-3 and R-4 lots, clear the existing units on the property, and construct new, multi-family apartment buildings. This activity occurs primarily in the southeast

quadrant of Hawthorne where the lots are large enough to make the economics of apartment construction feasible.

Other sources of developable land include the remaining horticultural nurseries in the city, commercial and industrial properties with frontage on residential streets, vacated school sites, excess freeway right-of-way property and annexations.

VACANT LAND INVENTORY

Zone	Acres	Units
R-1	0.89	8
R-2	2.75	58
R-3	4.86	245
R-4	1.79	97

The Planning Department estimates approximately 52 percent of the City is zoned residential with a development potential of 35,042 dwelling units.

MAXIMUM NUMBER OF DWELLING UNITS

Residential Zone	Maximum Dwelling		
Classification	Acres	Units Per Acre	Maximum Units
R-1: Low Density	999	8du/ac	7,992
R-2: Medium Density	250	17 du/ac	4,250
R-3: High Density	356	40 du/ac	14,240
R-4: Maximum Density	214	40 du/ac	8,560
Maximum Number of Units Including New Units:			35,042

2). Increased Demand

The pressures of increasing demand have resulted in inflated market prices. Low vacancy rates, especially for renter-occupied units is an indication that additional units are demanded in the City of Hawthorne. Programs to encourage new construction of rental housing and expand existing rental development are positive steps to minimize this constraint.

3). Increased Cost of Housing

Housing prices are directly affected by increases in the cost of land, labor and materials. Housing cost figures released in 1981 by the Construction Industry Research Board provide a realistic perspective of the startling increase in the cost of shelter since 1970. Improved land costs in Hawthorne are even higher than those for the State. Improved residential land sells as high as \$18 a square foot.

CHANGES IN SHARE OF MAJOR COST COMPONENTS FOR A NEW SINGLE FAMILY HOUSE STATE OF CALIFORNIA

<u>Cost Component</u>	<u>1970</u>		<u>1980 (Approx.)**</u>		<u>% Change (1970-1980)</u>
	<u>Cost</u>	<u>% Distrib.</u>	<u>Cost</u>	<u>% Distrib.</u>	
Construction					
Labor	\$ 6,550	20.9%	\$14,850	15.5%	+126.4%
Materials	11,020	35.1	25,920	27.0%	+135.2%
Improved Land	6,600	21.0	26,700	27.8%	+304.5%
Financing (Interim)	2,040	6.5	11,530	12.0%	+465.2%
Overhead & Profit*	3,770	12.0	12,200	12.7%	+223.6%
Other*	<u>1,410</u>	<u>4.5</u>	<u>4,800</u>	<u>5.0%</u>	<u>+240.4%</u>
Total	\$31,400	100.0%	\$96,000	100.0%	+205.7%

Note: The above relates to a 1,600 square foot home with the same site size in 1970 as in 1980. It shows what may be described as a composite for the State; wide variations in price and land costs will be found among specific communities.

* Overhead, profit and other costs are residual estimates remaining after determination of construction, land, financing and total cost.

** 1980 approximated by Construction Industry Research Board based on partial data.

High interest rates and the scarcity of mortgage financing also have had an enormous affect on the cost and quantity of housing because financing is one of the largest components of housing costs for both construction and purchase. In Southern California, mortgage interest rates have varied from 7.5% to 17% since 1970. Financing on larger projects have been known to go as high as 19%.

Utilities are an often overlooked component to housing costs. Energy conservation methods aimed at reducing heating and cooling bills can have a significant impact on household budgets. The City's Department of Housing and Community Improvement

weatherizes all dwelling units it assists by installing weather-stripping, caulking windows, insulating attics and providing low-flow showerheads. The Building Department requires a minimum insulation value of R-11 in walls and R-30 in the ceiling of all new residential units to improve heating and cooling efficiency. Separate utility meters are also required so households are economically responsible for their energy consumption and will be more concerned with conservation.

4. Speculation

Many homes, apartment buildings, vacant lots and condominiums are sought for profitable resale after a short holding period for appreciation while other such dwellings are sought for personal occupancy. It is the 'quick' profitable resale in addition to the buying and selling of homes for personal occupancy that further increases the cost of housing to subsequent buyers.

5. Discrimination in Marketing and Financing of Housing

While there is no evidence in Hawthorne that discrimination because of race, ethnic background, sex or age exists, such discrimination would preclude persons from owning or renting a home. Groups frequently discriminated against are the highly mobile, ethnic minorities, elderly, single parent, young adults, large families and handicapped.

6. Local Governmental Constraints

There are three categories of governmental control of housing production: land use regulations, permit processing procedures and infrastructure provision. The City's land use regulations do not constrain the production of housing, with the possible exception of off-street parking requirements. The Planning Department has reviewed those standards and brought them up-to-date with smaller vehicle size and auto ownership trends. Hawthorne's building permit procedures are among the most streamlined and least expensive in the Los Angeles metropolitan area. Furthermore, all developable residential parcels in the City have access to water, sewer and utility systems so no costs are involved to build infrastructure, or to increase the capacity of infrastructures.

The methodology used for the development of the goals, policies and implementation objectives was based on a comprehensive review and analysis of existing housing problems and goals before drafting new statements to fit the changes in the community.

A. GOALS:

Goals for the Housing Element of the City of Hawthorne are a statement of "community-wide desires". These goals are considered to be the minimum requirements for adequate, safe and affordable shelter for all citizens of the City of Hawthorne.

During the next five years the fulfillment of these goals will be achieved through public participation and private investment.

The private investor will provide shelter that will meet the provisions of the zoning and building regulations of the Hawthorne Municipal Code. In addition to City government and other levels of government, private institutions and housing industry related professionals will provide information, programs, financial support, marketing and construction of housing for all citizens.

HOUSING GOALS:

1). Quantity

To maintain and promote the provisions of adequate shelter for the City population regardless of income, age, race, ethnic background or marital status.

2). Quality

To maintain housing in sound condition in neighborhoods which are safe, healthful, aesthetically pleasing and located in close proximity to public services and utilities.

3). Cost and Opportunity

To maintain and promote open and free choice of housing for all:

B. POLICIES:

Policies are established to serve as a linkage between the general housing goals and the implementation objectives and housing programs.

- . To encourage the maintenance of the existing housing stock in good condition while at the same time preserving affordability.
- . To encourage the development of low, medium and high density housing that serves as buffers between less restrictive uses and major streets.
- . To encourage innovative uses of federal and other programs that will provide housing.
- . To support the dispersion of low income housing.

- . To encourage and support public and private efforts to eliminate all forms of discrimination in housing.
- . To ensure the highest and best residential development pattern consistent with approved general and specific land use patterns.
- . Encourage and support the incorporation of energy saving devices, materials and appurtenances in all residential structures.
- . Support policies and programs of other levels of government that act to reduce the costs and make housing more accessible to persons of greatest need.

C. OBJECTIVES:

Ideally, 1429 units of new construction would be required to meet the housing needs of the City's population by the year 1989. The annual objectives by income group are as follows:

		Very low (0%-50%)	Low (50%-80%)	Moderate (80%-120%)	Upper (over 120%)
New Construction	286	52 (18.34%)	62 (21.56%)	59 (20.57%)	113 (39.53%)

Annual rehabilitation objectives for lower income households are derived from the City's Housing Assistance Plan (HAP).

Elderly	Small Family	Large Family
30	42	8

Annual conservation objectives for lower income households are also set forth in the City's HAP.

Elderly	Small Family	Large Family
15	8	2

D. IMPLEMENTATION PROGRAM:

The implementation program sets forth a five-year schedule of actions, both on-going and those which the City intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs.

1). Identification of Adequate Sites

- a). The City of Hawthorne has capacity for over 35,000 dwelling units in its residential zones. This excess capacity is sufficient to permit construction of a range of housing types and prices to accommodate the projected need of all income levels.
- b). There are approximately 19 acres of land zoned for horticultural uses, generally located within existing residential neighborhoods. These properties, if rezoned to R-3 or R-4, would provide additional capacity for 780 dwelling units. The Planning Department will continue to support development proposals for the conversion of horticultural properties to residential uses.
- c). Neighboring unincorporated Los Angeles County territory, namely Moneta Gardens and Del Aire, contain underutilized and vacant property suitable for residential development. These areas are within the City's adopted sphere of influence and are currently in the process of being annexed.
- d). The Hawthorne school districts are facing financial difficulties arising from declining enrollment and increased costs. This has necessitated disposing of surplus property for income producing purposes. These properties are zoned residential and provide an additional inventory of sites suitable for the development of housing. The Planning Department will support subdivision proposals where the density and lot configuration are compatible with the surrounding neighborhood and where recreational amenities are provided.
- e). The State of California Department of Transportation (Cal Trans) owns 5 parcels in the old Century Freeway right-of-way which are vacant. These properties have a potential for 25 dwelling units. Cal Trans is systematically developing these properties by either constructing new units or by relocating residential structures from the adopted route.

Not all of the property taken by Cal Trans for the Century Freeway will be used for right-of-way purposes. Surplus excess lands will have development potential and should be consolidated wherever possible to provide additional land area for housing construction.

- f). On June 8, 1981 the City Council adopted Ordinance No. 1247 which permitted manufactured housing in all residential zones. The ordinance has potentially far-reaching impacts upon the provision of affordable housing in the City because the construction costs of factory-built housing are significantly less than those for site-built homes.

2). Development of Housing for Low and Moderate Income Households

- a). Cal Trans is developing replenishment housing within the I 105 Freeway corridor on an ongoing basis, pursuant to the consent decree. To date, 44 units of low and moderate income, owner-occupied units are under construction with at least another 80 renter-occupied units in the planning stages. Annexation of the Moneta No. 10 area could capture another 44-unit owner project and perhaps 60 renter-occupied units.
- b). The City has banked Community Development Block Grant (CDBG) monies in a land acquisition fund and purchased a 39,000 square foot parcel for development of a 52-unit senior citizen housing project. The City will provide a land write-down to the developer, with construction financing provided by the State Department of Housing and Community Development (HCD). Priority will be given to seniors on the City's Section 8 eligibility list. The expected date of completion is January, 1986.
- c). Hawthorne is in the process of expanding its redevelopment area. Pursuant to State law, not less than 20 percent of all taxes which are allocated to the agency shall be used for the purposes of increasing and improving the City's supply of low and moderate income housing. As these monies become available they will be used to assist low and moderate income households within the project area and to augment other housing programs for sites outside the project area.
- d). The City Council adopted Resolution No. 5346 on May 14, 1984, entering into a cooperative agreement with the County of Los Angeles to engage in a multi-family rental housing finance program pursuant to Part 5 of Division 31 of the Health and Safety Code of the State of California. The County issues revenue bonds to make construction and mortgage loans to developers of multi-family rental housing where at least 20 percent of the units are reserved for lower income households. Approximately 90 units are proposed for construction under this program.

3). Removal of Governmental Constraints

- a). The Planning Department has identified a number of sites where existing zoning limits the residential potential of the property.

- | | |
|---|---|
| 1. North of 120th Street, west of Inglewood Avenue | upzone from R-1 to R-3 |
| 2. West side of Prairie Avenue between El Segundo & Rosecrans | downzone from C-M to R-3 first interior lot |
| 3. 139th Street, east of Prairie | downzone from M-1 to R-3 or R-4 |
| 4. Scattered horticultural properties | upzone from H to R-2, R-3 or R-4 |

The Planning Department will support zone change requests of developers and property owners in these areas, and will initiate zone change proposals to achieve the desired residential classification.

- b). The City Council recently relaxed the parking standards for new construction. The new regulations reduce the stall size for the standards cars, make allowance for compact cars and permit the use of carports in all zones. The changes should reduce construction costs and encourage the production of the larger 2 and 3 bedroom units.
- c). The City has instituted a voluntary incentive program for private developers who build senior citizen housing. A 20 percent density bonus is granted and only one parking space per unit is required. In exchange, the developer records a covenant ensuring the long term availability of the units for seniors at HUD fair market rents. Currently 20 units are under construction with this program.
- d). The City Council has established itself as a Housing Authority. This gives the City added flexibility to meet its low income housing objectives. The Housing Authority may issue revenue bonds to finance the construction or development of multi-family rental housing and provide advisory services to low income persons in connection with their housing needs.

4). Conserve the Existing Housing Stock

- a). The City's Housing and Community Improvement Department is responsible for administering the HUD assisted rental housing programs.
 - 1). The City has 121 Section 8 existing rental assistance certificates which enable low income households to pay no more than 30 percent of their income towards housing. This is an ongoing program. Approval has been received for an additional 20 certificates.
 - 2). The City also administers 10 after-care Section 8 certificates for handicapped and disabled persons.

- 3). The Section 8 moderate rehabilitation program provides low interest loans to owners who rehabilitate their units and make a 15 year commitment to rent to low income tenants who receive rental assistance. Fifty-two households are being assisted under the program and 40 more slots are being applied for.
 - 4). The Section 8 rental rehab program differs from the mod rehab program by requiring the owner to supply 1/2 of the loan amount with a one year commitment to rent to low income tenants. Also, the low income tenant is given a rental assistance certificate which is transferable to other units. Currently, 21 households are assisted under this program and approval has been received for an additional 20 certificates.
- b). The Housing and Community Improvement Department is also responsible for administering the City's Community Development Block Grant program.
- 1). The Below Market Interest Rate (BMIR) program uses block grant funds to reduce the interest rates on bank loans for qualified homeowners who rehab their homes. Twenty-one homes were rehabilitated under this program.
 - 2). Another program established with CDBG funds was Deferred Payment Loan (DPL). Owners of homes who were 62 years of age or older were granted up to \$5,000 to rehabilitate their homes. The loans are repayable upon transfer of the house and 12 units have been assisted.
 - 3). The BMIR and DPL programs have been consolidated into one Low Interest Deferred Payment Loan program. All homeowners whose income does not exceed Section 8 income limits are eligible, irrespective of age. The loan cap is \$15,000, repayable upon the sale or transfer of the property. Interest rates range between 3% and 7% over a ten year term, after which the annual interest rate drops to zero.
 - 4). The City's 'Paint Up/Fix Up' program provides \$400 worth of materials and a City labor crew to perform minor rehabilitation for qualified homeowners. 158 units have been assisted by this program.
 - 5). Due to lapsed maintenance, many units within the community occupied by lower income people are slipping into substandard conditions, although not yet requiring major rehabilitation. In order to halt the spread of blight and deterioration, the Paint Up/FixUp program has been expanded to include \$1,100 of contracted building component repair (i.e., roof repair, plumbing, or other system failure) in addition to the maintenance and repair services already provided by in-house crews. Both programs have mandatory energy conservation provisions.

6). CDBG funds have been targeted in neighborhoods with concentrations of low and moderate income households to provide sidewalks, wheelchair ramps, sewers and water mains to keep pace with housing needs.

c). Through the efforts of the Building, Fire and Planning Departments, the City enforces Municipal Code provisions for property maintenance and building safety, to ensure the continued upkeep and maintenance of residential properties.

5). Equal Housing Opportunity

a). The Rent Mediation Board is perhaps the best example of the City's commitment to fair housing practices. The Board is comprised of both tenants and landlords, and serves as a public forum for tenant/landlord disputes. The Board also seeks to maintain the affordability of rental units without resorting to rent control.

b). The Housing and Community Improvement Department has funded \$4000 for establishing an Equal Opportunity outreach, including dissemination of information on fair housing laws, counseling services, and referrals to the district office of the Department of Fair Employment and Housing.

E. PUBLIC PARTICIPATION

Public input on the contents of this Housing Element amendment was obtained at public hearings held before the Planning Commission and the City Council. The public hearings were held and noticed pursuant to the provisions of Sections 65033 and 65351 of the Government Code of the State of California.

F. UPDATE AND REVIEW OF THE HOUSING ELEMENT:

The nature of the housing supply necessitates that the Housing Element be periodically updated to reflect the changing social and economic trends in the City, neighboring jurisdictions and the region. A systematic review and evaluation of the Housing Element will be conducted every five years, or more often as necessary.



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